143 Cedarwood Lane SW Calgary, Alberta

MLS # A2245791

\$415,000

		Division:	Cedarbrae Residential/Five Plus 2 Storey		
		Type:			
		Style:			
		Size: Beds:	1,182 sq.ft. /	Age:	2004 (21 yrs old)
			2 [Baths:	2 full / 1 half
		Garage:	Double Garage At	tached	
		Lot Size:	0.03 Acre		
		Lot Feat:	Back Lane, Level,	Rectangular L	_ot
Heating:	Forced Air		Water:	-	
Floors:	Carpet, Hardwood, Tile		Sewer:	-	
Roof:	Asphalt Shingle		Condo Fe	e: \$ 307	
Basement:	None		LLD:	-	
Exterior:	Vinyl Siding, Wood Frame		Zoning:	M-C1 d5	7
Foundation:	Poured Concrete		Utilities:	-	
Features:	No Animal Home, No Smoking Home, Open Floorp	lan			

Don't miss out on this fantastic 2-bedroom, 2.5-bath townhome located in the highly desirable community of Cedarbrae. Built in 2004 and offering 1,182 sq.ft. of well-maintained living space, this home is just steps from shopping, schools, parks, and playgrounds—perfect for families, professionals, or investors. The main floor boasts beautiful hardwood flooring, a spacious living room, a convenient half bath, and a large kitchen equipped with stainless steel appliances, granite countertops, and a cozy breakfast nook that opens to a sunny patio—ideal for entertaining. Upstairs, you'll find a well-placed laundry room and two generously sized bedrooms. The primary suite easily fits a king or queen bed and features a walk-in closet and private 3-piece ensuite. The second bedroom is also spacious and is complemented by a full 4-piece bath. Enjoy the added bonus of a double attached tandem garage—insulated, drywalled, and with a walk-out to a second lower patio. Located near Southland Leisure Centre, Glenmore Park, Fish Creek Park, and public transit, this home combines comfort, convenience, and community. A truly great place to call home!